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Redevelopment Board Minutes 08/14/2006

Arlington Redevelopment Board
 Minutes of August 14, 2006

Members Present: Ed Tsoi
 Christopher Loreti
 Roland Chaput
 Andrew West
 Bruce Fitzsimmons

Also Present: Kevin J. O'Brien
 David Berry
 Laura Wiener
 Joey Glushko

Ed Tsoi called the meeting to order at 7:07 and announced the public hearing for T-Mobile to install a wireless communication facility at 186 Gardner Street. Adam Brailard represented the applicant, he explained that the antennas will be mounted on the roof and enclosed within a structure that looks like a chimney. The related equipment will be located in the attic and there will be an air conditioner located on the ground outside the building – it will be screened by landscaping. It was agreed that conduits that run up the side of the building will be enclosed in a raceway colored to look like the brick on the side of the building.

Roland Chaput moved that the Board grant the special permit with the conditions in the Director's report and with landscape screening added to the air conditioner, and the raceway on the building disguised to look like brick. Andrew West seconded the motion and the Board voted 5 to 0 in favor.

At 7:45, Ed Tsoi announced the hearing for a new retail building at 1406 Mass Ave and the amendment of the permit for retail use at 1398 Mass. Ave. He introduced Len Bierbrier who owns 1398 and has 1406 under agreement. David Chielinski, architect, described the project. Some new parking spaces were added since the last time the Board saw the plan and a catch basin was located in the rear of the residential property at the rear of 1406 Mass. Ave. Abutters asked about a pathway from Paul Revere Rd. to Mass. Ave. and had concerns about the number of parking spaces and the arrangement of some that seemed to constrict traffic flow.

Chris Loreti raised questions about required open space and the dumpster and electric transformer for the new building being located in the R2 district. Ed Tsoi mentioned that there was a lot of good things about the proposal: the use, the buffering between it and the residential neighborhood, the amount of parking. He thought the dumpster was in the best spot on the property.

Kevin O'Brien presented his report identifying areas that needed resolution, including parking, lighting, landscape details, number of compact parking spaces, stormwater calculations, HVAC units and the need for a Fire Department review of the parking lot for safety vehicle access. He also mentioned that if a bank were contemplated as a tenant, the Board may wish to issue a special permit for that use as well.

Chris Loreti moved and Bruce Fitzsimmons seconded a motion to continue the hearing to 7:00 PM on September 11, 2006 in the second floor hearing room. The Board voted 5 to 0 to continue the hearing.

At 9:30 the Board discussed the process for approval of the Symmes sign (Arlington 360) with members of the Symmes Neighborhood Advisory Committee (SNAC). The discussion revolved around issues raised in letters by Joe Curro. Paul Morrison indicated that the letters were Joe's letters and were not from him as a member of the SNAC. Elaine Duffy mentioned that Jake Upton told them that he would consider reducing the sign by 25% instead of the 20% that he has already agreed to. The Board indicated that it would have no objection if the sign were reduced that amount and if it were requested by the developer.

Bob Davis of Goulston & Storrs met with the Board to discuss on an informal basis new signage for the Hawthorne Suites Hotel which may be changing ownership.

At 10:30, Rick Gallagher met with the Board to discuss a reconfiguration of the parking lot for the new building at 87 Mystic Street. The new plan showed the entrance moved away from the building. The Board marked up the plan and Roland Chaput moved that the Board approve the change to the special permit. Andrew West seconded the motion and the Board voted 5 to 0 in favor.

The Board next looked at a revised proposal for adding the word "Pharmacy" to the Stop & Shop signage at 905 Mass. Ave. The Board indicated that it did not want to see any more increase in the signage at the site, but Chris Loreti moved and Andrew West seconded a motion to approve the sign as shown on the plan.

The Board next discussed a proposed plan for handicap parking at the Crosby School building and asked that the tenant be asked to share the cost.

Kevin O'Brien next explained a request from Tom Murray of the Caselli Group for an unexpected bill for copying associated with the preparation of the Symmes Neighborhood Protection Plan and expended in excess of his agreed contract. The Board acknowledged that it had no obligation to pay the overage but there was some support of the decision by the consultant to incur the costs. On a motion by Roland Chaput, seconded by Andrew West, the Board voted 4 to 1 to pay half of the bill.

The Board next discussed a request from Erik Kondo to limit the materials he needs to submit for a special permit application for a change of use in an existing building at 1 Broadway. The Board indicated that it wanted all the materials that are normally in an application package.

The Board adjourned at 11:15 PM.

Respectfully submitted,
 Kevin J. O'Brien